

PROMINENT FIRST FLOOR OFFICES WITH PARKING AND LOFT STORAGE



TO LET

475 ft² (44.13 m²)

**61A LONDON ROAD, BLACKWATER
CAMBERLEY, GU17 0AB**

**7 Alexandra Road
Farnborough
Hampshire
GU14 6BU**

T: 01252 415900

www.clareandcompany.co.uk
ds@clareandcompany.co.uk



Advice and Expertise on the following:

Sales

Lettings

Acquisitions

Rent Reviews

Lease Renewals

Opinion of Values

Investments

Land

- ▶ **Prominent Refurbished Office Suite**
- ▶ **Busy Road Location with customer parking**

Misrepresentation Act 1967 – Clare & Co for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Clare & Co has any authority to make or give any representation or warranty whatever in relation to this property; (iii) intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of the particulars; (iv) we confirm that we have not tested any of the services affecting the property and have not undertaken any investigations into land, air or water contamination. Intending purchasers or lessees should make their own enquiries in this regard.

Finance Act 1989 – Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

- ▶ **New Carpeting and LED Lighting**
- ▶ **Kitchenette and toilet facility**
- ▶ **Gas Heating by Radiators**
- ▶ **Large Loft Storage Area**
- ▶ **Private on-site car parking**

LOCATION

The property is located on the busy London Road A30 connecting Camberley/Blackwater with Blackbushe and Hartley Wintney and Hook to the West. Within walking distance you have various local shops and takeaways and a Tesco Express.

DESCRIPTION

A self-contained first floor office suite offered in completely refurbished condition, which has been redecorated, recarpeted, new lighting, new kitchenette, toilet etc.

ACCOMMODATION

The accommodation comprises an entrance hall with stairs leading to a good sized landing, main open plan office area and a further separate office/meeting room.

Total Area **475 ft² (44.13 m²)**





LEASE Available on new lease terms, with length of term by agreement.

RENT A rent of £10,000 pax.

VAT We understand that VAT will not be charge on the rent.

OCCUPATION TIMING The premises are vacant, so quick occupation is available.

BUSINESS RATES A rateable value of £5,200 which equates to rates payable of approximately £2,594, however, if this is to be your only business premises, then you will benefit from 100% business rates relief. However, we advise interested parties to make their own checks with Surrey Heath Borough Council on 01276 707100.



ENERGY PERFORMANCE CERTIFICATE (EPC)

To be carried out.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by appointment with the **Joint Sole Agent:**

David Savage
Clare & Company
7 Alexandra Road
Farnborough
GU14 6BU

Telephone: 01252 415900
Mobile: 07798 761028
Email: ds@clareandcompany.co.uk

Neil Hockley or Clare Huckson
Hollis Hockley
1 Alexandra Road
Farnborough
GU14 6BU

01252 545848
07770 925870/07736 679296
neil.hockley@hollishockley.co.uk
claire.huckson@hollishockley.co.uk